

County of Sullivan, NH

Type of Meeting: Board of Commissioners – Special Meeting Minutes -
Per RSA 91-A:3.II.d

Date / Time: Thursday, May 31, 2012, 4:30 PM

Place: Newport, NH – 14 Main Street, Newport, 1st Floor,
Commissioners Conference Room

Attendees: Commissioners Bennie Nelson – Chair, Jeffrey Barrette – Vice
Chair and John M. Callum Jr. – Clerk, Greg Chanis – County
Administrator, and Sharon Callum – Administrative
Assistant/Minute Taker.

4:33 The Chair, Bennie Nelson, opened the meeting.

4:33 Motion: to go into Executive Session per RSA 91-A:3.II.d –
consideration of the acquisition, sale or lease of real or personal
property which, if discussed in public would likely benefit a party or
parties whose interest are adverse to those of the general
community. Made by: Barrette. Seconded by: Callum Jr. Those in
Executive Session were all names listed in “Attendees” section. Roll
call vote: All in favor.

Mr. Chanis noted there would be an auction on Sat. June 2nd, 11 am, of
Ruger properties in Newport, which includes the municipal parking lot off
Sunapee and Main streets. He distributed:

- A list of parking areas around the buildings and those who used them
[Appendix A],
- A map of “Property 2 Parking Lot” [Appendix B], and
- The Newport Assessing Office assessment card for the property
[Appendix C] – property valued at \$102,002

He noted, per discussion with Town Manager & ECON, property basis is
\$240,000; Buyer’s premium is 10%, deposit is \$10,000.

Mr. Chanis feels it’s a benefit to the County for the lot to stay as public
parking. He noted the County’s interest is not only in providing parking

space for County employees who use it, but the County rents space to the courts (Superior & Probate) and receives \$204,000 in annual lease revenue, while court building expenditures run between \$35,000 - \$45,000 yearly; when Court is in session, the lot is used for court functions such as jury trials; he's held conversations with Town Manager Paul Brown and Sugar River Bank President/ECON member, Mark Pitkin: the Town is not in a position to bid at this point and ECON is willing to be involved. During their meetings they have spoken of various options, with some to include buying collaborations, or collaborations after the sale. Chanis has already discussed the sale of parking lot with the Executive Finance Committee. The full Delegation must authorize Commissioners to purchase property. An Emergency Delegation meeting is scheduled for 6/1/12, 4:30 PM.

Comm. Nelson noted the town has never taxed Ruger on the lot as he allowed them to use it for community parking; he also never allowed the town to pave it; he feels the assessed value is reasonable.

Comm. Barrette supports bidding up to assessed value, not including buyer's premium.

The group discussed various bidding strategies; with one option to include a person to bid on behalf of the County. Mr. Chanis noted, the County is not allowed to exceed appropriations within the fiscal year; the County is several 100 thousand to good on expense side; they could charge this to the Emergency Reserve fund; the amount would reduce fund balance. Strategy decision: County will buy with no collaboration, at first - as a whole, up to the ceiling decided upon.

5:25 Motion: to request from the County Convention, per RSA 24:13-I, the authorization to purchase, for an amount not to exceed One Hundred Twelve Thousand and Five Hundred Dollars (\$112,500), a parcel of land located in Newport, NH. Said lot is listed with the Town of Newport Assessing Office as Map 111, Lot 52 and consists of approximately .64 acres in size. The lot is scheduled to be sold at auction on June 2, 2012. Made by: Barrette. Seconded by: Callum Jr. Voice vote: All in favor.

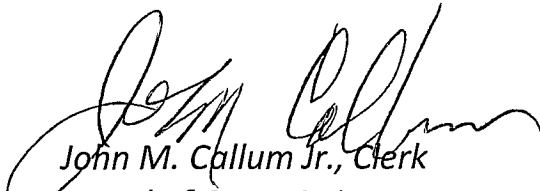
**5:27 Motion: to come out of Executive Session. Made by: Barrette.
Seconded by: Callum Jr. Voice vote: All in favor.**

Mr. Chanis noted a few other County operational matters:

1. Fleet Vehicle and Line of Credit bids are due tomorrow – will review at the next regular Commissioners meeting
2. Biomass RFP bids are due June 15th

**5:28 Motion to adjourn. Made by: Barrette. Seconded by: Callum Jr.
Voice vote: All in favor.**

Respectfully submitted,



John M. Callum Jr., Clerk
Board of Commissioners

JC/sjc

Date minutes approved: June 5, 2012 meeting

Date minutes unsealed: June 5, 2012 meeting



SPECIAL MEETING NOTICE
Of the
Sullivan County NH
Board of Commissioners

The Sullivan County Board of Commissioners will convene:

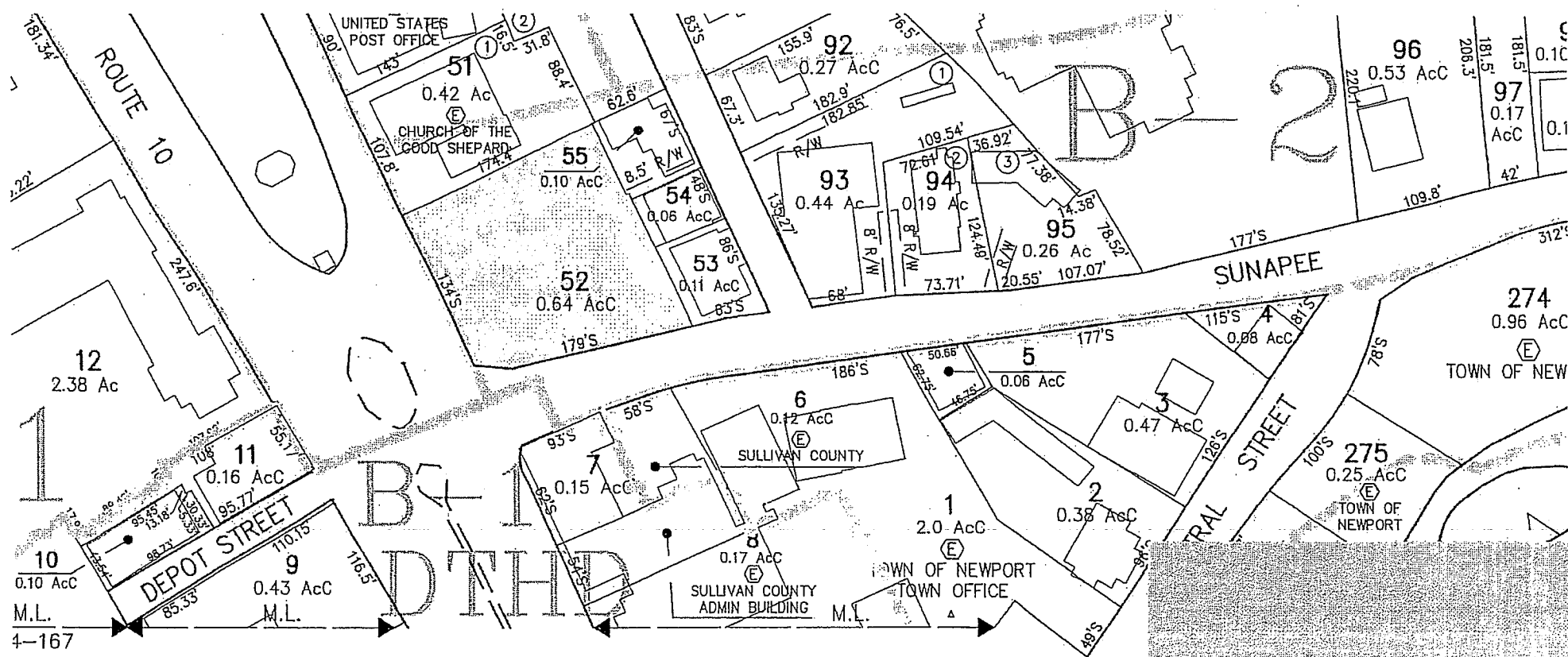
Date: Thursday, May 31st, 2012 4:30 PM

Place: Remington Woodhull County Complex
County Administration Building
Commissioners Conference Room – 1st Floor
14 Main Street
Newport NH 03773

for a special meeting, which may be conducted in Executive Session per "*RSA 91-A:3.II.d. consideration of the acquisition, sale or lease of real or personal property which, if discussed in public would likely benefit a party or parties whose interest are adverse to those of the general community*". Other County business may be discussed during the meeting, in public session.

Appendix A.

Rugers Parking Lot	UNH Coop Ext Parking Lot	Sheriff's Parking Lot	Main Street	
Dodi Violette - County	Sharon Callum - County	Sheriff Prozzo - County	Mel O'Sullivan - County	
Kirsten Skeie - County	Dana Laroche - County	Judge - State Court Superior	Christopher Collins - Senate	
Diane Davis - State Court, Probate	Greg Chanis - County	Sheriff's Cruiser		
Terena Simino - State Court, Probate	Sandy Laroche - Court Probate	Sheriff's Cruiser		
Sharron King - County	Chaunee Baker - County	Sheriff's Cruiser		
Janet Gibson - County	Sherrie Waters - County	Sheriff's Cruiser		
Holly Periseau - County	Karen Rositer - County	1 Wild West Hair- Business Owner		
Justin Hersh - County	Dave Parks - County			
Marc Hathaway - County	Cindy Vezina - County			
Heather Shea-Clark - County	Nancy Lawrence - State Court, Superior			
Tom Cummings - County	Jim Peale - State Clerk of Court			
Tom Lockhart - County	Lee-Anne Deveney - State Court, Superior			
Dave Tucker - County	Sherrie LaClaire - UNHCE			
Ronnie Nelson - County	Dawn Bozogon - UNHCE			
Tom Lombardi - County	Lynne Brennan - County/Conservation			
Joanna - State Court, Superior	Seth Wilner - UNHCE			
Bridgett Taylor - SAMHSA DFC/County	Gail Kennedy - UNHCE			
Buddie - U.S. Post Office	Robin Luther - UNHCE			
Dartel - U.S. Post Office	Sandy Trybulski - UNHCE			
Krista - U.S. Post Office				
George - U.S. Post Office				
Scott - U.S. Post Office				
Post Master Ann W. - U.S. Post Office				
Petal Patch - Business Owner				
Petal Patch - Business Employee				
Git'r Cut - Business Owner				
Pet Grooming - Business Owner				
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Functions:				
Fire Station Emergency Volunteers				
Opera House Events				
Newport Common Events				
Good Shephard Methodist Church				
Community visiting all businesses & governmental offices on Main and Sunapee Streets: includes Court cases-jurers/Newport Town Office visitors				



PRODUCED IN 2008 BY
H.C. ASSOC. INC.

LEGEND
 AREA SURVEYED Ac
 AREA CALCULATED AcC
 EXEMPT PROPERTY
 SUBDIVISION LOT NO

PROPERTY #2
 Parking Lot
 Sunapee Street/Main Street
 Map 111, Lot 052

Appendix C

Map: 9111 Lot: 052000 Sub: 000000 Card: 1 of 1 MAIN NEWPORT Printed: 05/02/2012

OWNER INFORMATION		SAL. HISTORY		PICTURE																																																																												
RUGER JR, WILLIAM B PO BOX 293 NEWPORT, NH 03773		<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>03/07/2007</td> <td>1629</td> <td>522</td> <td>U V 18</td> <td>7,210,333</td> <td>STURM RUGER & CO</td> </tr> </tbody> </table>		Date	Book	Page	Type	Price	Grantor	03/07/2007	1629	522	U V 18	7,210,333	STURM RUGER & CO																																																																	
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